

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on March 9, 2023 at 6:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, to consider the below listed items; and the WASATCH AGRICULTURE PROTECTION AREA ADVISORY BOARD will hold a Public Hearing on March 8, 2023 at 9:00 a.m. at the Central Utah Water Conservancy District office located at 626 E 1200 S, Heber City, to hear item 4 below, a proposal for the creation of an agriculture protection area; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on March 15, 2023 at 6:00 p.m. in the Wasatch County Council Chambers to consider the below listed items advanced to the County Council by the Planning Commission and the Agriculture Protection Area Advisory Board*.

NOTE: Both the Planning Commission and County Council meetings will be held in person as well as online via Zoom.

For Online meeting participation for the Planning Commission meeting, please click on the following link (comments can be made during the public comment portion of the meeting once recognized by the host):

<https://us02web.zoom.us/j/81928699151?pwd=M203WEk5ZmdnVzJRRnJPeTZuZlFvZz09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to March 8th at 5:00 p.m. Emails should be sent to PlanningCommission@wasatch.utah.gov. For questions regarding connecting to the webinar please call the Planning Department at 435-657-3205.

*Details for Online meeting participation for the County Council meeting can be found on the agenda for that meeting.

Both the Planning Commission and County Council meetings will also be available for viewing live (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, March 9, 2023, 6:00 PM

Wasatch County Administration Building, 25 N Main St, Heber City, UT 84032

WORK MEETING 5:30 PM:

This work meeting is for discussion purposes only. The public is welcome to attend, however formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 p.m.

WELCOME:

BUSINESS:

- Items
- 1 Prayer/Remarks
- 2 Pledge of Allegiance
- 3 Approval of Minutes from the January 12, 2023 Meeting

REGULAR MEETING: Order of agenda items subject to change without notice

Consent All matters listed here are considered routine by the Planning Commission and will be enacted by one motion with no separate discussion of the items unless any member of the Commission, after a public comment period, requests the item be moved to the public hearing agenda for discussion.

- 1 As allowed under Wasatch County Code 16.01.16, Scott Thayn requests a 90 day extension to the approval of DEV-4458 which is a Plat Amendment to the Jex and Salvia Subdivisions that was approved by the Planning Commission on February 10, 2022 but the amended plats have not yet been recorded. If approved, the new expiration of approval will be May 11, 2023. (DEV-7584; Austin Corry)

- 2 Dominion Engineering, representing Mark 25 Ruby O LLC requests a 90 day extension to the expiration of approval for Wakara Ridge Phase 1 (DEV-4194). Approval was granted on February 10, 2022 and set to expire on February 10, 2023 if the plat is not recorded. If granted, the new expiration date would be August 10, 2023. (DEV-7570; Doug Smith)

Regular Agenda All Matters listed on the regular agenda will be presented and heard individually by the Planning Commission.

- 3 Ward Engineering, representing White Buffalo Partners, requests Final Subdivision approval for Flying Hawk, a proposed 9 lot residential subdivision consisting of 12.662 acres located at approximately 2600 East 1200 South in Section 10, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-6647; Austin Corry)
- 4 Troy and Rebecca Black, represented by Laren Gertsch, request the creation of an Agricultural Protection Area of 25.14 acres encompassing parcel (07-4406) located at the northwest corner of 1750 West and 1200 North (North Fields) in the Agriculture 20 (A-20) zone. *If forwarded, the recommendations by the Planning Commission and the Agriculture Protection Area Advisory Board on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on March 15, 2023. (AGPRO-7540; Nathan Rosvall)
- 5 Brad Gerrard, representing ULA LLC, requests a Conditional Use Permit for Cascade Academy, a proposal to convert a single family residential home to an eight bed residential facility for persons with disabilities, located at 1374 Red Filly Road in the Residential Agriculture 1 (RA-1) zone. (DEV-6850; Nathan Rosvall)
- 6 Wasatch Crest Treatment Services, LLC requests a modification to a Conditional Use Permit to allow an increase in occupancy from 20 clients to 30 clients and an associated increase in staff for the existing 14,808 square foot alcohol and substance use disorder facility located at 425 Moulton Lane. (DEV-7219; Doug Smith)

9:30 PM APPROVAL OF MOTIONS:

COMMISSION / DIRECTOR COMMENTS:

ADJOURNMENT:

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COUNTY PLANNING COMMISSION MEETINGS.

*County Council Public Hearings will be held at 6:00 pm in the County Council Chambers located at 25 N Main Street, Heber City Utah on the date specified.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Wasatch County Planning Department prior to the meeting. Please contact the Wasatch County Planning Department at 435-657-3205.